

ELEVATOR SAFETY BOARD
Meeting Minutes
October 2, 2019

I. Call to order

Chairperson Kris Kesterson called the meeting to order at 9:01 a.m. in the State Board Conference room at 1000 East Grand Avenue, Des Moines, Iowa.

II. Roll call

Members present: Kris Kesterson
Kerry Dixon
Kathleen Uehling
Craig Clabaugh
Marvin Schumacher
Justin Carleton

Member absent: Peggy VandenBerg, Wayne Sims and Amy Infelt

No representative of the Attorney General attended.

III. Approval of agenda

Ms. Dixon moved to approve the agenda and Mr. Schumacher seconded the motion. The Board approved it unanimously.

IV. Approval of minutes from July 31, 2019

Ms. Dixon moved to approve the July 31, 2019, minutes. Ms. Uehling seconded the motion and the board approved it unanimously.

V. Items for Action

- A.** *Variance application for 713 Nebraska Street, LLC, concerning weight capacity for an existing freight elevator (E2019-015).*

Mr. Al Aymar, representative of 713 Nebraska Street and Fibercomm, addressed the board. Mr. Aymar distributed copies of his slideshow presentation.

Mr. Aymar noted that the building is over 100 years old and was previously a car dealership. Fibercomm built a fiber optic network in the building to create a data center. Communication providers house equipment in the building. It is not open to the general public. According to the registration, the maximum capacity is 4000 pounds. According to the crosshead data plate the maximum capacity is 7000 pounds. Fibercomm's policy does not allow more than 3000 pounds to be loaded on the elevator. They are scheduling some upgrades for the elevator.

The options discussed by the board included decreasing the size of the cab with engineering assistance, switching to a hydraulic elevator, and weighing the car.

Ms. Dixon moved to deny the variance. It was noted by Jim Borwey, Elevator Manager, that the elevator is in safety order status and needs to have a resolution. Ms. Dixon withdrew her denial of the variance and moved to table the application until the first meeting in January to allow Mr. Aymar to research options. Mr. Schumacher seconded the motion and the board approved unanimously.

- B.** *Variance application for Harding Middle School concerning overhead clearance on a new conveyance proposed for an existing building (E2019-019).*

Mr. Darrell Gierstorf, Des Moines Public Schools, spoke to the board regarding the variance request. Mr. Gierstorf stated that the building, which was built in the early 1900's, only allows access to the lower level by stairs. Installation of an elevator was ruled out due to cost and available space. The school district hopes to install an inclined platform lift but the overhead clearance is $\frac{3}{4}$ of an inch too low. Access to the lift will be by key card only.

Mr. Schumacher moved to approve the variance with these conditions:

1. All electrical wire ways and junction boxes shall be removed from the stairwell used for the inclined platform lift runway. ASME A18.1-2014, rule 3.1.6.1
2. A low-energy, power-operated door shall be installed at the bottom landing.
ANSI A117.1-2017, Section 410
3. Adequate lighting in the stairway shall be maintained at all times. IBC section 1008
4. Demarcation with contrasting stripes at the low overhead shall be installed.
5. Signage consistent with ASME A18.1-2014, rule 3.1.2.3, shall be installed at each entrance to the inclined platform lift.

Ms. Dixon seconded the motion and the board approved it unanimously.

Ms. Kesterson recused herself for the next variance request. Ms. Dixon assumed the role of Board Chairperson Pro Temp.

C. *Variance application for Des Moines Civic Center concerning access to the elevator machine room in an existing building (E2019-020).*

Ms. Janet Albanese, Director of Production and Building Services, Des Moines Performing Arts, stated the elevator machine room can only be accessed from a spiral stairway.

Mr. Carleton moved to approve the variance request and Mr. Clabaugh seconded the motion.

Ms. Dixon requested to include the following conditions.

1. Adequate lighting in the stairway shall be maintained at all times. IBC section 1008
2. Demarcation with contrasting stripes on the nose of each step shall be provided.
3. A sign stating "Mechanical Room: Authorized personnel only" shall be placed on the outside of the doorway leading to the machine room access stair
4. A sign stating "Caution: spiral stairs to elevator room" shall be placed inside the door to the stairs.
5. The door leading to the machine room access door shall be self-closing and self-locking.
6. The entry to the stairway and all stair treads shall be kept clear of any and all materials.

Mr. Carleton approved the amendment. The board unanimously agreed to accept the variance with the noted conditions.

Ms. Kesterson rejoined the meeting at 9:58 a.m. and resumed her duties as Board Chairperson.

VI. Division of Labor Report

The Labor Commissioner, Rod Roberts, thanked the board for the relocation of this meeting.

The Commissioner described recent staff outreach efforts including:

- 1) A successful meeting with the League of Cities. They agreed to publish an article in the association's magazine.

- 2) A meeting with Building Owners and Management Association (BOMA) is scheduled.
- 3) Meetings with state government agencies such as the Iowa Department of Economic Development and the Iowa Civil Rights Commission are planned.

Ms. Dixon recommended contacting the International Facility Managers Association (IFMA). Board members offered to assist with outreach efforts.

The Commissioner stated that there will be changes coming to the office including reconfiguration of cubicles, installation of parking lot gates, a new sign, and the removal of three trees next to the building.

Mr. Jim Borwey, Elevator Manager, noted that elevator inspections are up because the ride season is mostly over. The Division of Labor will repost an inspector vacancy in Eastern Iowa.

Mr. Schumacher requested a Division of Labor financial report at the next meeting.

VII. Communications

None.

VIII. Next meeting dates

- Thursday, November 21, 2019 at 1:00 p.m. 150 Des Moines Street
- Wednesday, December 18, 2019 at 9:00 a.m. 150 Des Moines Street
- Thursday, January 16, 2020 at 9:00 a.m. 150 Des Moines Street

IX. Next meeting agenda

- Financial report
- Variance applications from ADM


X. Public comments

None.

XI. Adjournment

Mr. Schumacher moved to adjourn the meeting. The board approved. The meeting adjourned at 10:16 a.m.

Respectfully submitted,



Ms. Kerry Dixon, Secretary